



QUORUM NOT REACHED;

February 1, 2020

ADJOURNED MEETING PLANNED 2/6/20

The Annual Membership Meeting was held on January 9th at 6PM, at the Goleta Valley Community Center. Unfortunately, only 88 units were represented in person or by proxy (90 were needed) and the Association was just 2 units short of a quorum. Those members present voted unanimously to hold an unofficial meeting with the understanding that at the Adjourned Meeting, the Board will vote its proxies to ratify the decisions taken.

The Adjourned Meeting is planned for **February 6, 2020, at 6PM**, at Bldg 7610 Meeting Room (a regular board meeting will immediately follow). All owners are welcome to attend this adjourned meeting even though the Board has plenty of proxies.

At the January 9th Unofficial Annual Meeting, the following 3 board members were re-elected to the Board: Howard Lange, Craig Nicholson, and Colin Smith (each for a two-year term). Additionally, those present also voted to adopt the Resolution as to Excess Fees, thanked the Board for their hard work and approved their decisions made on behalf of the Association. To repeat, these actions will be ratified at the February 6th Adjourned Meeting.

Following the Meeting, the Board held its regular monthly board meeting and elected the following officers:

Craig Nicholson	President	(2022)
Joe Mora	VP	(2021)
Colin Smith	Secretary	(2022)
Howard Lange	Treasurer	(2021)
Christine Hall	At Large	(2022)

RECYCLE FLYER ATTACHED

Attached is the latest flyer regarding recycling. Thank you for your recycling efforts.

CARPORT FASCIAS AT BLDG 7640

TO BE REPLACED

On Monday, **February 10, 2020**, weather permitting, Vineyard Construction will be replacing the carport fascias by Bldg 7640. Notices will be distributed today. The crew will start each day around 8AM and will finish about 5PM. Please make sure all vehicles are out of the carports during these hours. It is expected that the project will be finished in the afternoon of Friday, January 14th. Thank you in advance for your patience and cooperation.

TREE TRIMMING PLANNED

FOR 1/20/20 – 1/27/20

As part of the on-going maintenance of our beautiful trees, Action Tree is scheduled, weather permitting, to trim the trees starting on January 20th and will, hopefully, finish by the 27th. Thank you in advance for your patience as there will be noise from the equipment and crew.

MANHOLES OVERFLOWED

Recently, a couple of manholes were found overflowing. According to Drain Masters, while there were some residual roots found, numerous wipes contributed to the clog.

Please refrain from flushing wipes down the drain. Thank you.

MAINTENANCE OR SAFETY ISSUE

NEEDS TO BE REPORTED

If you see a maintenance item or a safety issue which requires prompt attention, please call 805-569-1121 #204. A phone call will result in faster response. Thank you.

DRY ROT BEING REPAIRED

Affordable Painting is repairing the various dry rot, one building at a time, which is found on the buildings that were power washed. Beachside Construction is replacing staircase stringers that are found to have dry rot. Thank you for your patience and cooperation as the Association is addressing the various wood issues.

NEW LIGHTS INSTALLED

Recently, new LED light fixtures have been installed on the bridge. Last year, all staircases received new LED fixtures as well. The front entry columns also were fitted with new fixtures on top.

ASSOC WELCOMES LATEST MEMBER

The Assoc would like to welcome its latest member: J. McCue.

**UNITS FOUND VIOLATING AGAINST
ASSOCIATION RULES**

At a recent walk around the complex by a couple of board members, it was noted that there are a few units in violation of the Association rules. The following are some common conditions found:

- 1) **Using back patios or balconies for storage.**
- 2) **Excess items on front landings and walkways or placed in common areas.**
- 3) **Use of vertical trellises, inappropriate patio/balcony blinds, and unauthorized fences or structural awnings.**
- 4) **Unauthorized window air conditioners.**

All residents & owners are strongly recommended to take a look at your unit balcony, patio, and front landing area. If one (or more) of the above conditions describes your unit, please promptly take steps to rectify the situation. Otherwise, the unit owner may be recommended to be levied a fine. Thank you for your immediate attention.

DEHUMIDIFIERS SUGGESTED

Now that rainy season is upon us, to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air in your bathrooms. And when you're home, if possible, you may want to leave a door or window open for fresh air. Even a light that stays on in your closet may help.

**CLOGGED SEWER LINES MAY BE
PREVENTABLE**

Whenever a sewer line is clogged, those units on the bottom floor often suffer from a big mess. Many times, the backup is a result from items such as baby wipes, tissues, paper towels, tampons, or other foreign objects that are flushed down the toilet. Please remember that even if the box says "flushable", please refrain from putting them down the toilet.

**PARKING SPACES FOR ONLY
VEHICLES THAT FIT**

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site.

Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

**POOL RULES REITERATED
(Use at Your Own Risk)**

The Assoc would like to remind all owners / residents of the pool rules (posted at the pool structure) which, in part, include the following:

- 1) Observe all pool hours and regulations. This includes making sure the pool gate is closed and locked when entering or leaving. Do not open the gate for people who themselves do not have

a gate access card. They are most likely non-residents and should not be admitted.

This is especially true for neighborhood kids who are being dropped off for a day of unsupervised swimming in our pool.

2) Guests and minors (less than 14 years old) should be accompanied by an adult Resident when in the pool area;

3) Smoking, vaping, and use of glass containers (bottles, glasses, etc.) are prohibited in the pool area. Unit can be fined or pool privileges revoked if any of these rules are violated.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;
- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

OWNERS ARE RESPONSIBLE FOR THEIR TENANTS / GUESTS BEHAVIOR

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association expectations.

NO DOGS ALLOWED OVER 25 LBS

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to insure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

**MAINTENANCE CONCERNS?
PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to JamesN@Bartlein.com but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

**PLEASE CALL FOR FASTER RESPONSE
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETINGS SCHEDULED;
AGENDA ENCLOSED;**

The next regular monthly Board Meeting is scheduled for **Thursday, February 6, 2020, at 6PMish**, right after the Adjourned Meeting at the Bldg 7610 Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

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